

San Francisco-Based Stockbridge Real Estate Acquires Seattle Children's Olive Lab Building

San Francisco – June 30, 2011 – Stockbridge Real Estate (“Stockbridge”) today announced the acquisition of the **Seattle Children's Olive Lab Building (“Olive Lab”)**, located at 1100 Olive Way within the Denny Triangle of Seattle's Central Business District. The property consists of a two-story, 38,345-rentable square foot office and laboratory building as well as a 67-stall parking garage, sitting on a 0.76-acre lot. Andy Miller and Dave Speers of Kidder Mathews represented the seller.

Olive Lab is 100% leased to Seattle Children's Hospital. Founded in 1906, Seattle Children's Hospital is ranked as one of the top 10 children's hospitals in the country by U.S. News & Report with a credit rating of Aa3 by Moodys and AA by Fitch rating services. The hospital is currently finalizing a \$5 million renovation of the **Olive Lab** building in order to utilize the building as a Good Manufacturing Practices (GMP) Cancer Research Facility. The renovation is expected to be completed in August 2011.

“This property provides all of the components we would seek in a stable, long-term core investment: a credit tenant providing steady cash flow under a long-term lease, and a phenomenal location for future development and growth,” said Matthew McCormick – Vice President, Seattle Acquisitions.

The Denny Triangle has experienced a surge of development activity during the past two decades, as Seattle's traditional CBD core continues to move northwards. This is most recently evidenced by the development by Schnitzer West of two new modern office buildings (1918 8th Avenue and 818 Stewart Street), the brand new Aspira apartment tower at Stewart and Terry streets, and the Seattle Children's Hospital's expanding presence in the area.

The **Olive Lab** building represents Stockbridge's third acquisition in Seattle within the past year. In March, the firm acquired Queen Anne Square, a 2-building, 155,766-rentable square foot office complex at 200-220 West Mercer Street in Seattle's Queen Anne District. In November 2010, the firm also acquired Lake View at Fremont, an 111,304-rentable square foot office building at 837 North 34th Street within the Fremont neighborhood of Lake Union.

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About Stockbridge

Stockbridge is a real estate investment firm, sponsored primarily by major institutional investors, with approximately \$4.3 billion of assets under management (as of March 31, 2011). The firm's investment portfolio comprises approximately 24 million square feet of existing office, retail, industrial and multi-family properties throughout the United States. Stockbridge also specializes in large-scale development and redevelopment projects. Stockbridge is headquartered in San Francisco with offices and personnel in Chicago, New York, Los Angeles and Atlanta. Visit us online at www.stockbridgerealestate.com.

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